

1 BILL NO. R-84-1- 01

2 DECLARATORY RESOLUTION NO. R- 02-84

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 December 21, 1983, to have the following described property  
7 designated and declared an "Economic Revitalization Area" under  
8 Division 6, Article II, Chapter 2 of the Municipal Code of the  
9 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
10 12.1., to-wit:

11 Beginning at the southwest corner of  
12 Lessor's property and thence southeast  
along the south fence line of said  
13 property a distance of 464 feet:  
thence north 177 feet to Lessor's north  
14 fence line: and thence south west  
435 18 feet on said property line to  
15 the place of beginning, together  
with the Shipping and Storage Building  
16 located on said property (Wayne Township);

17 said property more commonly known as 1612 Winter Street, Fort  
18 Wayne, Indiana 46803; and

19 WHEREAS, it appears that said petition should be pro-  
20 cessed to final determination in accordance with the provisions  
21 of said Division 6.

22 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
23 THE CITY OF FORT WAYNE, INDIANA:

24 SECTION 1. That, subject to the requirements of Section  
25 4, below, the property hereinabove described is hereby designated  
26 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
27 12.1. Said designation shall begin upon the effective date of  
28 the Confirming Resolution referred to in Section 3 of this Resolu-  
29 tion and shall continue for one (1) year thereafter. Said desig-  
30 nation shall terminate at the end of that one-year period.

31 SECTION 2. That upon adoption of this Resolution:

32 (a) Said Resolution shall be filed with the Allen  
County Assessor;



- 2
- 3 (b) Said Resolution shall be referred to the Committee
- 4 on Finance and shall also be referred to the De-
- 5 partment of Economic Development requesting a re-
- 6 commendation from said department concerning the
- 7 advisability of designating the above designated
- 8 area an "Economic Revitalization Area";
- 9 (c) Common Council shall publish notice in accordance
- 10 with I.C. 5-3-1 of the adoption and substance of
- 11 this Resolution and setting this designation as an
- 12 "Economic Revitalization Area" for public hearing;
- 13 (d) If this Resolution involves as area that has al-
- 14 ready been designated an allocation area under
- 15 I.C. 36-7-14-39, then the Resolution shall be re-
- 16 ferred to the Fort Wayne Redevelopment Commission
- 17 and said designation as an "Economic Revitalization
- 18 Area" shall not be finally approved unless said
- 19 Commission adopts a resolution approving the peti-
- 20 tion.

21 SECTION 1. That this Resolution shall be subject to

22 being confirmed, modified and confirmed or rescinded after public

23 hearing and receipt by Common Council of the above described re-

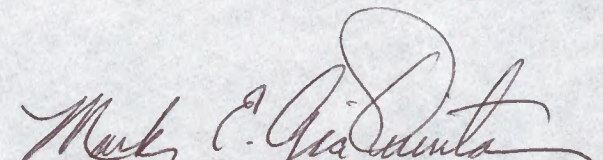
24 commendations and resolution, if applicable.

25 SECTION 4. That this Resolution shall be in full force

26 and effect from and after its passage and any and all necessary

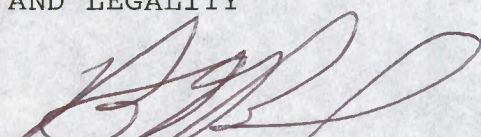
27 approval by the Mayor.

28

29   
Councilmember

30 APPROVED AS TO FORM

31 AND LEGALITY

32   
Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.S.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Win Moses, seconded by Sandra E. Kennedy, and duly adopted, placed on its passage. PASSED ~~(LOST)~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	_____	_____	_____	<u>✓</u>	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 1-10-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ (GENERAL)

(SPECIAL) ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. R-02-84

on the 10th day of January, 1984.

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th day of January, 1984, at the hour of 11:30 o'clock A. .M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 11th day of Jan., 1984, at the hour of 12:30 o'clock P. .M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



No. 11 DECEMBER 21, 1983

Received from PATTERSON BROTHERS, INC.

Fifty and <sup>00</sup>/<sub>100</sub> 100 Dollars

APPLICATION FOR TAX ABATEMENT

\$ 50<sup>00</sup>

\* WILSON-JONES CO. D.E.A.

James D. R.

PATTERSON BROTHERS, INC.

1612 WINTER ST. 219-426-0664

FORT WAYNE, INDIANA 46803

7932

Dec. 19, 1983

71-34  
749

PAY TO THE  
ORDER OF

City of Fort Wayne, Indiana

\$ 50<sup>00</sup>/<sub>100</sub>

Fifty and <sup>00</sup>/<sub>100</sub>

DOLLARS



INDIANA BANK  
AND TRUST CO.  
FORT WAYNE, INDIANA 46801

MEMO application - real estate tax abatement

David W. Jorgensen Pres

⑆074900343⑆ 43⑈3 206 134⑈ 7932



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant David W. Teegardin and Pamela Ann Teegardin for Patterson Brothers Inc
2. Owner(s) Fort Wayne Dairy Equipment Company
3. Address of Owner(s) 1600 Winter Street  
Fort Wayne, Ind. 46803
4. Telephone Number of Owner(s) (219) 424-5517
5. Relationship of Applicant to Owner(s) if any None
6. Address of Applicant 1612 Winter Street  
Fort Wayne, Ind. 46803
7. Telephone number of Applicant (219) 426-0664
8. Address of Property Seeking Designation 1612 Winter Street
9. Legal Description of Property Proposed for Designation (may be attached) Beginning at the southwest corner of Lessor's property and thence southeast along the south fence line of said property a distance of 464 feet:  
thence north 177 feet to Lessor's north fence line: and thence south west 435  
18 feet on said property line to the place of beginning, together with the Shipping
10. Township and Storage Building located on said property (Wayne Township)
11. Taxing District 93 Ft. Wayne-Wayne



12. Current Zoning Business Heavy Industrial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Iron Works Design and Development
- b. What Structure(s) (if any) are on the property? Shipping and Storage Building 70.7 ft. x 90 ft.  
Office and Storage Building 40 ft. x 140 ft.
- b. What is the condition of this structure/these structures? Fair, in need of major remodelling for future growth
15. Current Assessed Value of Real Estate Assessed as a block with all units  
at 1600 Winter Street
- a. Land
- b. Improvements
16. Amount of Total Property Taxes Owed During the Immediate Past Year  
\$1,196.40
17. Description of Proposed Improvements to the Real Estate New electrical service, and 8000 sq. ft. addition
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?  
1984
- b. When is completion expected? By 1990
19. Cost of Project (not including land costs) \$125,000.



20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Eight or more

lation of this new manufacturing equipment? \_\_\_\_\_

b. What is the nature of those jobs? Factory workers

c. Anticipated time frame for reaching employment level stated above?

Within two years

21. Additional municipal services necessitated by installation of new manufacturing equipment. (e.g. enlargement of sewer, etc.) \_\_\_\_\_

None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? \_\_\_\_\_

This area is located in the East Central neighborhood. In the past year and a half, the railroad tracks have been removed to the south of our plant, General Electric (across the street) has announced it is pulling out of this area; low income and unemployment continue. Just recently this area also has been classified as an industrial Enterprise Zone.



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? \_\_\_\_\_

It will provide additional employment for this area of Ft. Wayne.

It will upgrade a current factory.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. \_\_\_\_\_

None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? \_\_\_\_\_ YES \_\_\_\_\_ x NO

26. Financing on Project

What is the status of financing connected with this project?

None





# The City of Fort Wayne

January 6, 1984

Mark GiaQuinta, Chairman of Finance  
Fort Wayne Common Council  
One Main Street  
Fort Wayne, IN 46802

Re: Tax Abatement Application For Patterson Brothers, Inc.

Dear Mr. GiaQuinta:

On December 15, 1983, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 1612 Winter Street as an "Economic Revitalizaion Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

## Action

The Department of Economic Development conducted a staff review of the project on December 20, 1983. A formal review of the site and an interview with David W. Teegardin was conducted.

## Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Beginning at the southwest corner of Lessor's property and thence southeast along the south fence line of said property a distance of 464 feet: thence north 177 feet to Lessor's north fence line: and thence southwest 435 feet on said property line to the place of beginning, together with the shipping and storage building located on said property

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.



Mark GiaQuinta  
January 6, 1984  
Page 2

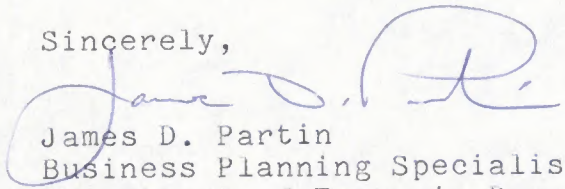
Rationale

The above stated recommendation is based upon the following rationale:

1. Lack of development in recent years
2. Deterioration of improvements or character of occupancy
3. It is located in the enterprize zone
4. Will help improve the physical appearance of the city
5. There will be an increase in employment by 8 jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



James D. Partin  
Business Planning Specialist  
Department of Economic Development

hjk



Admn. Appr. \_\_\_\_\_

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

B-84-01-01

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1.Said property more commonly known as 1612 Winter Street.(Patterson Brothers, Inc.)EFFECT OF PASSAGE Upgrading a presently existing factory and will provide  
additional employment for the Fort Wayne area.EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$125,000.00 (not including  
land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_